2022017410 00093
FORSYTH CO, NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
04-12-2022 11:48:54 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3688
PG: 29-30

Box 179

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $NTC

Parcel Identifier No. 39457 Verified by _____ County on the ____ day of _____, 20___
By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Part of Lots 13 & 14, Hillsdale Park West, PB 33, PG 34

THIS DEED made this 11 day of April, 2022 by and between

GRANTOR	GRANTEE
Fnu Mu, a single man	Fnu Mu, And Nep Y, And Fnu Amun, And Fnu Dup, As Joint Tenants With the Right of Survivorship 2502 Murrayhill Rd. Greensboro, NC 27403

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Greensboro, Guilford County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin in the southeast corner of Lot 14, also being in the northern margin of Murrayhill Road, thence along the margin of Murrayhill Road, a curve to the right, North 69° 40 30" West a chord distance of 86.61 feet to a point, the former southeastern corner of Lot 13, thence still along the margin of Murrayhill Road, North 57° 30' 00" West a chord distance of 12.00 feet to an existing iron pin; thence with a new line North 26° 40' 00" East 85.56 feet to an existing iron pin, thence North 14° 53' 00" East 82.48 feet to an existing iron pin, thence North 10° 57' 08" East 82.13 feet to an existing iron pin, thence South 87° 35' 54" East 52.01 feet to an existing iron pin, thence South 07° 31' 54" West 273.51 feet to the point and place of BEGINNING, and being a part of Lots 13 and 14 of Hillsdale Park West Subdivision, recorded in Plat Book 33, Page 34 in the Office of the Register of Deeds of Guilford County, North Carolina, according to a survey by Robert E. Wilson dated Sept. 19, 1991.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 8359 page 344.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 33 page 34.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Easements, Restrictions, rights of way of public record and current year ad valorem taxes.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____ (Entity Name)	_____ (SEAL) Print/Type Name: Fnu Mu
By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: _____
By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: _____
By: _____ Print/Type Name & Title: _____	_____ (SEAL) Print/Type Name: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Fnu Mu personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of April, 2022.

My Commission Expires: 29 Jul 25

_____
Notary Public

CHRISTOPHER LINTON
My Comm. Expires
NOTARY PUBLIC
July 29, 2025
FORSYTH COUNTY, NC

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This standard form has been approved by:
North Carolina Bar Association - NC Bar Form No. 3